
REPORT OF DEVELOPMENT MANAGEMENT COMMITTEE

MEETING HELD ON 17 JULY 2007

Chairman: * Councillor Marilyn Ashton

Councillors: * Don Billson * Julia Merison
 * Mrinal Choudhury * Narinder Singh Mudhar
 * David Gawn (1) * Dinesh Solanki (4)
 * Thaya Idaikkadar

* Denotes Member present
 (1), (4) Denote category of Reserve Members

[Note: Councillor Eileen Kinnear also attended this meeting to speak on the item indicated at Minute 114 below].

PART I - RECOMMENDATIONS - NIL
PART II - MINUTES
113. Attendance by Reserve Members:

RESOLVED: To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Keith Ferry	Councillor David Gawn

114. Right of Members to Speak:

RESOLVED: That, in accordance with Committee Procedure Rule 4.1, the following Councillors, who were not Members of the Committee, be allowed to speak on the agenda items indicated:

<u>Councillor</u>	<u>Agenda item</u>
Councillor Eileen Kinnear	Planning application 2/05

115. Declarations of Interest:

RESOLVED: To note the following declaration of interest made by Members present relating to business to be transacted at this meeting:

- (i) Planning application 2/05 – 17 Elmsleigh Avenue, Harrow
 Councillor Marilyn Ashton declared that all Conservative members of the Committee had a personal interest in the above application, arising from the fact that a Conservative Councillor, who was not a member of the Committee, lived in Elmsleigh Avenue, but not close to the proposed development site. Accordingly, they would remain the room and take part in the discussion and decision-making on the items.

116. Arrangement of Agenda:

RESOLVED: That (1) in accordance with the Local Government (Access to Information) Act 1985, the following agenda item be admitted late to the agenda by virtue of the special circumstances and grounds for urgency detailed below:-

<u>Agenda item</u>	<u>Special Circumstances / Grounds for Urgency</u>
Addendum	This contained information relating to various items on the agenda and was based on information received after the agenda's dispatch. It was admitted to the agenda in order to enable Members to consider all information relevant to the items before them for decision

(2) all items be considered with the press and public present with the exception of the following item for the reason set out below:

<u>Agenda item</u>	<u>Reason</u>
16. Reporting of Urgent Non-Executive Decision: Watling Farm Close, Stanmore	This report was considered to contain exempt information under paragraph 6 of Schedule 12A to the Local Government Act 1972 in that it contained information which revealed that the authority proposed (a) to give under any enactment a notice under of by virtue of which requirements are imposed on a person, or (b) to make an order or direction under any enactment.

117. **Minutes:**

RESOLVED: That the Chairman be given authority to sign the minutes of the meeting held on 6 June 2007 as a correct record once they have been printed in the Council Bound Minute Volume.

118. **Public Questions, Petitions and Deputations:**

RESOLVED: To note that no public questions were put, or petitions or deputations received at this meeting under the provisions of Committee Procedure Rules 19, 16 and 17 (Part 4B of the Constitution) respectively.

119. **References from Council and other Committees/Panels:**

RESOLVED: To note that no references were received.

120. **Representations on Planning Applications:**

RESOLVED: To note that no requests for representations had been received.

121. **Planning Applications Received:**

RESOLVED: That authority be given to the Head of Planning to issue the decision notices in respect of the applications considered, as set out in the schedule attached to these minutes.

122. **Enforcement Notices Awaiting Compliance:**

The Committee received a report of the Head of Planning which listed enforcement notices awaiting compliance.

RESOLVED: That the report be noted.

123. **Reporting of Urgent Non-Executive Decision: Planning Application P/2315/06/CFU: Former Government Offices, Honeypot Lane, Stanmore:**

The Committee received a report of the Director of Legal and Governance Services which reported action taken under the urgent non-executive decision procedure, in relation to the above.

RESOLVED: That the report be noted.

124. **Reporting of Urgent Non-Executive Decision: Watling Farm Close, Stanmore:**

The Committee received a confidential report of the Director of Legal and Governance Services which reported action taken under the urgent non-executive decision procedure, in relation to the above.

RESOLVED: That the report be noted.

125. **Member Site Visits:**

RESOLVED: That Member visits to the following sites would take place on Tuesday 28 August 2007 from 6.30 pm:

2/05 – 17 Elmsleigh Avenue, Harrow
2/07 – 224 High Road, Harrow

126. **Any Other Urgent Business:**(i) 3 West Drive Gardens Planning Appeal

The Chairman reported that the Council had lost an appeal in relation to the above site, and expressed concerns regarding some of the observations made during the appeal. Noting that the next Development Management Committee meeting was not until 6 September 2007, which was past the deadline for any potential challenge of the appeal decision, the Committee

RESOLVED: That officers be requested to report to the Strategic Planning Committee meeting on 25 July 2007 on whether there were grounds for challenging the inspector's decision.

(Note: The meeting, having commenced at 6.30 pm, closed at 8.32 pm).

(Signed) COUNCILLOR MARILYN ASHTON
Chairman

SECTION 2 – OTHER APPLICATIONS RECOMMENDED FOR GRANT

LIST NO: 2/01 **APPLICATION NO:** P/0822/07/DFU

LOCATION: The Grange, Orley Farm Road, Harrow on the Hill

APPLICANT: Kenneth W Reed & Associates for Mr & Mrs P Harrison

PROPOSAL: External alterations; single storey and first floor side extensions; storey rear extension; and replacement dormer window to rear roofslope; alterations to roof of garage to form two side dormer windows.

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reason:

(i) The proposal, by reason of its scale, mass and bulk, would be out of character and would not respect the spaces between the properties in the locality and therefore will not preserve or enhance the South Hill Avenue Conservation Area, Area of Special Character and MOL which abuts the rear of the property, contrary to Policies SD1, SD2, SEP6, EP31, EP43, D4, D14 and D15 of the Harrow Unitary Development Plan.

[Note: The Head of Planning had recommended that the above application be granted].

LIST NO: 2/02 **APPLICATION NO:** P/0943/07/DFU

LOCATION: 9 Wakemans Hill, Pinner, HA5 3AQ

APPLICANT: Octiv Architecture Design for Mr John Shokti

PROPOSAL: Single storey front and side extension; pitched roof over garage; single and two storey rear extension; alterations to roof to raise ridge height; front roof lights and rear dormer.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/03 **APPLICATION NO:** P/1078/07/DFU

LOCATION: 129 Waverley Road, Harrow, HA2 9RQ

APPLICANT: Clive Powell for Dejo Abolade

PROPOSAL: External alterations and conversion of dwellinghouse to two flats.

DECISION: GRANTED permission for the development described in the application and submitted plans, subject to the conditions and informatives reported, as amended on the Addendum.

[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/04 **APPLICATION NO:** P/0738/07/DFU

LOCATION: 75 Hindes Road, Harrow, HA1 1SQ

APPLICANT: David R Yeaman & Associates for NVSM

PROPOSAL: Conversion of first floor flat into two flats (Resident Permit restricted).

DECISION: REFUSED permission for the development described in the application and submitted plans, for the following reasons:

- (i) The introduction of a fifth flat to an existing conversion of 4 flats would represent an over-intensification of the property to the detriment of the amenities of the existing occupiers and future occupiers of the property, and would result in unacceptable living conditions for both flats on the first floor, contrary to Policy D4 of the Harrow Unitary Development Plan.
- (ii) The introduction of an additional unit would necessitate an excessively large bin area to accommodate 15 bins to the detriment of the amenities of the existing and future occupiers of the property, contrary to Policy D4 of the Harrow Unitary Development Plan.

[Note: The Head of Planning had recommended that the above application be granted].

LIST NO: 2/05 **APPLICATION NO:** P/0973/07/DFU
LOCATION: 17 Elmsleigh Avenue, Harrow, HA3 8HX
APPLICANT: Mr A Modhwadia for Mr Pankaj Papat
PROPOSAL: Single & two storey side to rear extension, rear dormer conversion to dwellinghouse to two flats.
DECISION: DEFERRED for a Member site visit.
(See also Minutes 115 and 125).

LIST NO: 2/06 **APPLICATION NO:** P/1294/07/CFU
LOCATION: Land r/o 47-51 Gayton Road, Harrow, HA1 2LT
APPLICANT: Daniel Smith for SLLB Architects
PROPOSAL: Construction of block of nine flats with basement car parking and garden for hotel (Resident Permit restricted).
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.
[Note: The Committee wished it to be recorded that the decision to grant the application was unanimous].

LIST NO: 2/07 **APPLICATION NO:** P/1570/07/CFU
LOCATION: 224 High Road, Harrow, HA3 7BA
APPLICANT: Dalton Warner Davies LLP for Frution Properties Ltd
PROPOSAL: Demolition of existing house and erection of part 2 and part 3 storey building comprising of 7 flats; with associated car parking, landscaping and widening of vehicle access to High Road.
DECISION: DEFERRED for a Member site visit.
(See also Minute 125).

LIST NO: 2/08 **APPLICATION NO:** P/1065/07/DFU
LOCATION: The Powerhouse, 87 West Street, Harrow, HA1 3EL
APPLICANT: Orchard Associates for Sidney Newton Plc
PROPOSAL: Second floor extension to form additional office suite.

LIST NO: 2/12 **APPLICATION NO:** P/1734/07/CFU
LOCATION: Sherbourne House, 23-25 Northolt Road, Harrow, HA2 0LH
APPLICANT: Orange PCS Ltd
PROPOSAL: Installation of additional 2 x 0.6m microwave dishes on roof of building.
DECISION: GRANTED permission for the development described in the application and submitted plans, as amended on the Addendum, subject to the conditions and informatives reported.
